

Umesh Ninama
(B.E Civil) M. Plan (Master of Planning)
Consulting Civil Engineer & Planner

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FORM 2

ENGINEER'S CERTIFICATE

Date: 20-12-2022

To

S B Developers
1010/A, Atma House,
Opp. La Gajjar Chambers
Ashram Road,
Ahmedabad - 09

Subject: Certificate of Cost Incurred for Development of Karnavati Riverside a 1 (Block A+B+C) Wing Project (Gujarat RERA Registration Number-PR/GJ/GANDHINAGAR/GANDHINAGAR/AUDA/RAA05884/A1R/EX1/271221) situated on the Plot bearing Final Plot no 91/2/1 having latitude and longitude of the end points - 23°05'33.6"N 72°37'50.7"E demarcated by its boundaries by T.P Road of 12 Meters to the West by FP 91/1/1 to the East by FP 90 & 91/2/2 to the North by T.P Road of 18 meters to South of Bhat village of Gandhinagar Taluka in the Registration District and Sub Registration District of Gandhinagar 382428 PIN admeasuring 3903 sq.mts Area being developed by M/s SB Developers.

Demarcated by its boundaries (latitude and longitude of the end points)

Ref: GujRERA Registration Number-PR/GJ/GANDHINAGAR/GANDHINAGAR/AUDA/RAA05884/A1R/EX1/271221

Sir,

I/We Umesh M. Ninama have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, Karnavati Riverside No. of 1(Block A+B+C) Wing Project (Gujarat RERA Registration Number-PR/GJ/GANDHINAGAR/GANDHINAGAR/AUDA/RAA05884/A1R/EX1/271221) situated on the Plot bearing Final Plot no 91/2/1 having latitude and longitude of the end points - 23°05'33.6"N 72°37'50.7"E demarcated by its boundaries by T.P Road of 12 Meters to the West by FP 91/1/1 to the East by FP 90 & 91/2/2 to the North by T.P Road of 18 meters to South of Bhat village of Gandhinagar Taluka in the Registration District and Sub Registration District of Gandhinagar 382428 PIN admeasuring 3903 sq.mts Area being developed by M/s SB Developers.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)

- (i) M/s. Placekinesis Associates as Architect/Engineer
- (ii) Shri. Girish Dhanwani as Structural Consultant
- (iii) Shri. Shashin Shah as MEP Consultant
- (iv) Shri. Umesh M Ninama as Quantity Surveyor

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Ahmedabad-380063.
AUDA Engg. Lic. No.: ENGG/1021

2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawing/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Umesh M Ninama as Engineer and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 23,00,00,000/- (Total of Table A and B). The estimated Total Cost of Project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(s) from the Ahmedabad Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on site Inspection by undersigned on 30/11/2022, The Estimated Cost Incurred till date is calculated at Rs.23,00,00,000/-(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance Cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from Ahmedabad Municipal Corporation (Planning Authority) is estimated at Rs.0/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below;

Table – A

Wing A + B + C

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 30.11.2020 date of Registration is	220000000.00
2	Cost incurred as on 30/11/2022	220000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 30.11.2020 not included in the Estimated Cost (Table –C)	Nil

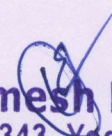

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Table - B
Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.11.2020 date of Registration is	10000000.00
2	Cost incurred as on 30/11/2022	10000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 30.11.2020 not included in the Estimated Cost (Table -C)	Nil

Yours Faithfully,


Umesh M. Ninama
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Signature of the Engineer : Umesh Ninama
Local Authority license no. AUDA / ENGG / 1021
Local Authority License no. valid till (Date) 23/12/2023

*Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.

2. (*) Quantity Survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/to be incurred.

5. All components of work with specifications are indicative and not exhaustive.